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CITY OF BIRMINGHAM, ALABAMA



REQUEST FOR PROPOSALS (RFP) FOR SALE OF REAL ESTATE

The City of Birmingham (the “City”) hereby requests proposals for the sale and redevelopment of real estate currently owned by the City of Birmingham located at 1700 – 25th Avenue North, Birmingham, Alabama 35234 (the “Property”).

RFP Release Date:August 16, 2021
Pre-Submission Conference:August 30, 2021
Project Site Visit:August 31, 2021
Submission Deadline:September 24, 2021

MCARTHUR SCHOOL RFP

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II. INTRODUCTION

The City of Birmingham (the “City”) hereby requests proposals for the sale and redevelopment of real estate currently owned by the City of Birmingham located at 1700 – 25th Avenue North, Birmingham, Alabama 35234 (the “Property”). The 3-story brick structure is nestled in the residential neighborhood of Druid Hills.

The intent of this Request for Proposals (“RFP”) is to sale the property to an experienced and qualified developer who will submit a redevelopment plan for the existing school property that will prioritize the production of affordable housing. The proposed redevelopment should be contextually appropriate and financially feasible. This RFP offers an opportunity to revitalize an attractive site that will contribute once again to the Northside Community mixed-use commercial center.

III. PROPERTY DETAILS

The Property consists of approximately 4.27-acre site known as F. D. McArthur Elementary School. The building is a 2-story brick school with office space, a gymnasium, and classrooms. The approximate gross building area is 29,800 square feet. The property contains most of large and odd-shaped block not far from the former Carraway Hospital complex in the Druid Hills community of the City of Birmingham. The land has a “hill-top” topography. The property rises from all surrounding streets. The old, vacated school building is in poor condition due to vandalism and sitting vacant for many years. The school was built in 1910 and closed in May 1997. It is currently zoned R-3. (See City of Birmingham Zoning Ordinance for R-3 zoning permitted uses.)

Legal Description:

Parcel Identification Number: 22-00-24-3-039-001.000

All information provided by the City should be independently verified. The City makes no representation of the accurateness of any information provided herein.

IV. AREA OVERVIEW

Located on the northwest corner of 17th Avenue North and 25th Street in Druid Hills, lies F.D. McArthur School. Built in 1910, the school was closed in May 1997 due to budget cuts and dwindling enrollment. In 2004, the City of Birmingham purchased the property to bank land for future residential use. Since then, notable commercial and residential infill projects have been constructed and proposed, most notably the development of the Uptown District home of the Protective Life Stadium and the proposed redevelopment of Carraway Hospital. At approximately 5 acres, and with high visibility and multiple access points, its position between Druid Hills and Norwood neighborhoods makes it an ideal location for residential uses, or a combination of compatible uses. The Druid Hills neighborhood is located in the study area of Birmingham’s Northside Southside Framework Plan. The Northside Southside Framework Plan is a subset of the 2013 City of Birmingham Comprehensive Plan. The purpose of this plan is to develop specific recommendations that support the ideas and needs of the community and achieve the visions set forth by the Birmingham Comprehensive Plan. An overview of the goals and strategies in the planning study is provided in Attachment A.

V. TERMS AND CONDITIONS OF SALE

The sale of the Property will be subject to, but not limited to, the following conditions:

1. Minimum Bid

The City reserves the right to reject any proposal to purchase the Property for an amount of less than \$300,000, without further notice to the bidder.

2. Opportunity for Inspection

The City will allow the selected bidder a period of sixty (60) days following the date that the selected bidder is notified of its selection by City staff, to enter the Property at such parties' own risk for the purposes of surveying, testing, inspecting, or investigating the Property to determine if the Property is suitable for the selected bidder's purposes; provided, however, that the selected bidder shall keep the Property free and clear of any liens arising from or relating to any such activities. The selected bidder will be required to indemnify and hold the City free and harmless from and against any losses, damages, claims, suits, or expenses resulting from any such activities and the selected bidder shall have any and all members of its due diligence team entering upon the Property to sign releases of liability for the City, its employees and its elected and appointed officials (collectively, the "Released Parties") prior to entering the Property.

3. Assumption of Responsibility for Inspection

The selected bidder will be responsible for approving all inspections, investigations, tests, surveys and other due diligence deemed necessary by the selected bidder in connection with the acquisition of the Property, and the City shall assume no responsibility to the selected bidder for the scope and approval of any such due diligence.

4. Structural Evaluation of the Building

In addition to the inspection, the selected bidder is required to secure the services of a structural engineer to evaluate the integrity of the building's structural systems. The structural engineer is to develop a report that shows the condition of the foundation, exterior walls, floors, and roof systems. The report shall dedicate special attention to identify all interior walls that are structural in nature and the weight of floors or roof areas above.

5. No Representations or Warranties from the City

The selected bidder must enter into an agreement with the intention of relying upon its own investigation and review of the physical, environmental, economic use, compliance, and legal conditions of the Property and the selected bidder must acknowledge that it is not now relying, and will not later rely, upon any representations and warranties made by the City or anyone acting or claiming to act, by, though, under or on the City's behalf concerning the Property. The selected bidder will review, prior to entering into an agreement with the City, all items which in the selected bidder's sole judgment affect or influence the selected bidder's acquisition and use of the Property. Accordingly, the City will only agree to sell the Property on an **"AS IS, WHERE IS, WITH ALL FAULTS"** basis, and the City will make no representations or warranties of any kind whatsoever, either express or implied, in connection with any matters with respect to the Property. The selected bidder must be willing to accept the title to the Property on an **"AS IS"** and **"WHERE IS"** basis, with all faults and subject to any, and all latent and patent defects, and, except as expressly set forth herein, without any representation or warranty, all of which the City hereby disclaims. No warranty

or representation will be made by the City as to (a) fitness for any particular purpose, (b) merchantability, (c) design, (d) quality, (e) condition, (f) the operation of, or the income to be derived from, the Property, (g) the feasibility or advisability of the selected bidder's proposed redevelopment of the Property, (h) absence of defects, (i) absence of hazardous or toxic substances, (j) absence of faults, (k) flooding, (l) compliance with laws and regulations including, without limitation, those relating to health, safety, and the environment, or (m) any other matter with respect to the Property except as expressly set forth herein. In particular, by way of example but not of limitation, the City will make no representations or warranties with respect to: the suitability of the Property for any and all development activities and uses which the selected bidder may conduct thereon; the use or condition of the Property, including, without limitation, the condition of the soils or groundwater of the Property and the presence or absence of asbestos, lead-based paint, toxic materials or hazardous substances in, on or under the Property; compliance with applicable statutes, laws, codes, ordinances, regulations or requirements relating to zoning, subdivision, planning, building, fire safety, health or environmental matters; compliance with covenants, conditions and restrictions, including deed restrictions; and compliance with other local, municipal, regional, state or federal requirements or other statutes, laws, codes, ordinances, regulations or requirements.

6. Release of the City from Liability for Property Condition

The selected bidder, for itself and its agents, employees, affiliates, successors and assigns, must agree to release and forever discharge the Released Parties from any and all rights, claims and demands at law or in equity, whether known or unknown at the time of the execution of an agreement, which the selected bidder has or may have in the future, arising out of the physical or environmental condition of the Property, including, without limitation, claims in tort or contract and claims for indemnification or contribution arising under the Comprehensive Environmental Response, Compensation, and Liability Act (42 U.S.C. Section 9601, et seq.) or to the extent allowable under any similar federal, state or local statute, rule or regulation now or hereafter in effect. The foregoing release will be set forth in the deed from the City.

The City reserves the right to impose other conditions to the sale of the Property.

VI. PROGRAM REQUIREMENTS AND GUIDING PRINCIPLES.

1. Program Requirements

In their proposals, developers are required to choose one of three development options as outlined in Exhibit “B” (Option “A”), Exhibit “C” (Option “B”), and Exhibit “D” (Option “C”).

The City requests proposals for adaptive reuse or new construction redevelopment of the existing property into a mixed-use housing development with the following components (the “Project”):

1. **Multifamily Residential Use:** Affordable multi-family housing is the City’s priority for this property. Proposals should include the development of affordable housing units at 30% AMI, 60% AMI and workforce housing (based on HUD rent Limits). The proposed development should include a variety of housing types that include:
 - a. 1, 2, 3-bedroom apartments in Quad and Sixplex buildings
 - b. Apartments over businesses
 - c. Apartments in flats
 - d. Cottages
 - e. Single-family detached houses with carriage units at rear
2. The mix of dueling units and sizes shall be supported by market conditions.
3. **Mixed Use Development:** The City welcomes proposals that include nonresidential components Implementation of onsite social services or retail opportunities. Respondents should identify any partners who would be involved with operating or programming nonresidential uses. In view of the current strong commerce over the internet which has done away with most retail businesses, the following business types have proven to be resilient and worth considering for this development:
 - a. Local restaurants with outdoor dining
 - b. Corner drugstores
 - c. Doctor’s offices
 - d. Accountant offices
 - e. Ice cream parlors
 - f. Hair salons
 - g. Barbershops
 - h. Drycleaners
 - i. Conveniences stores, etc.
4. **Preservation of Historic Architecture:** If proposal contemplates adaptive reuse of existing school building, the City encourages the preservation and restoration of original architectural features wherever feasible.
5. **Quality Architecture and Urban Design:** Buildings should emphasize beauty, aesthetics, and comfort and establish a strong sense of place. Overall, the design of the buildings should be accomplished in a manner that their combined features provide a sense of timelessness.
6. **Surface Parking:** Provide significant on-site parking spaces, whether as part of the property or

using adjacent vacant parcels.

7. Proposal should include site designs that reserve onsite green space for community benefit. Public spaces should function as areas for family activities, establishing an attractive, quality public realm.

Attachment D contains three potential conceptual redevelopment plans (adaptive reuse, adaptive reuse + expansion, and new construction), for the overall property. Please note that it is not the City's intent to prescribe a program or design, as these images are for illustrative purposes only and only intended to demonstrate the property's capacity to accommodate various uses and development patterns.

2. Guiding Development Principles

The City of Birmingham is committed in all projects to promoting equitable housing, sustainability, energy efficiency, and healthy living for those who live, work, and play within and around the Druid Hills neighborhood. Guiding development strategies, as follows:

Reinforce the Public Realm

1. Buildings should define the public space of a street or park in a meaningful way.
2. Mixed-use structures shall be designed in such a way as to allow observation of the street.
3. Ensure clear views between building lobbies, retail space, and streets to reinforce safety.
4. The built environment should provide interesting building typologies with varied stylistic expressions, sensitive to the historic character of the existing architectural fabric and with particular regard to scale, materials, and quality.
5. Enhance the pedestrian and cyclist experience of the neighborhood through the treatment of vacant lots to include elements such as plantings, pocket parks, off-street connections, public art, and signage.

Promote Sustainable and Equitable Development

1. Provide residential stock consisting of various tiers of affordable rental units. Proposal can also include for sale affordable housing.
2. Densities should support opportunities for neighborhood commercial investment and jobs creation, thereby stimulating and supporting growth in the local economy.
3. Design for environmental sustainability - both in the natural (e.g., natural plant species) and built environment (e.g., storm water mitigation, LED lighting, renewable energies, material selection).

Contribute to Neighborhood Safety

1. Activate the public realm by providing increased eyes on the street.
2. Provide an increased sense of security through improved lighting and clear sight lines, especially at key intersections.
3. Encourage positive use of public space using visual cues or physical design of lot treatments to

discourage illegal activity and dumping.

Parking

1. Parking shall not be designed to front a street without sufficient screening and buffering, subject to the approval of the City. Exceptions to this rule are parallel parking where a minimum of 5'-0" wide street tree planting strip is required.
2. Parking lots shall be screened from upper unit views, with decorative screens, trees, or trellises.
3. Vehicular access should be located in a manner to minimize, if not avoidable, conflicts with the pedestrian, utilizing alleys, where possible.

Green Spaces

As there is currently no green space within blocks of this location, the city requires the provision of a community green space and a public park within the property.

1. A common community green space shall be provided to provide outdoor recreation space for residents.
2. A public park with children's playground, gazebo, picnic areas, and walking trail shall be provided at the rear of the property. See attached proposed site plan.

VII. PROPOSAL REQUIREMENT.

Each section of the proposal must be clearly identified with the appropriate headings. To be considered responsive to this RFP, Respondents must provide all information requested. The specifications within the RFP represent the minimum performance necessary for response.

Proposals should be submitted using the following format:

3. Section 1 - Statement of Submission

1. A statement to the effect that your proposal is in response to this McArthur School RFP.
2. The name, address, and telephone number of the contact person for the bidder.
3. The location of the firm's principal place of business
4. Provide a brief description of your firm, including previous experience.
5. Provide an organizational chart and an overview of each team member.

4. Section 2 - Project Description and Proposal

1. A description of the proposed use/reuse of the Property.
2. A strategy for activation of the McArthur grounds, and any additional parcels proposed for acquisition.
3. Schematic project site plan, floor plan(s), and elevations.
4. Description of local workforce opportunities, recreational/open space amenities, blight

removal, and/or other benefits to the community provided by the project.

5. Section 3 - Financing and Implementation

1. Redevelopment budget
2. Complete and sustainable financial pro forma including operating budget projections, and proposed sources and uses. Include any other financial commitments or projections that are relevant to the successful completion of the Project. Financial partnerships (e.g., public/private, non-profit/profit) must be identified.
3. The City is seeking a developer with a project that can quickly start after execution of development agreement. Proposers should include preliminary anticipated overall schedule and key dates, including start and completion dates, predevelopment activities and any proposed phasing.

6. Section 4 - Overview of Development Team and Performance History

1. List all identified members of the development team, including architects, developers, engineering firms, etc.
2. Identify in detail experience and expertise of the bidder/development team with similar-sized developments. Included completion dates, and project locations.
3. Explanation of the bidder's history of completing and maintaining projects, including a minimum of two project references.

VIII.SUBMISSION.

All selected bidders are encouraged to visit the Property prior to submitting a proposal. The Property will be available for a walk-through inspection on **Tuesday, August 31, 2021**, by appointment only. Contact the Department of Innovation and Economic Opportunity at (205) 254-2799 to schedule an appointment. In addition, all information provided by the City is deemed reliable but is not guaranteed and should be verified by the selected bidder before a proposal is submitted.

All proposals will be reviewed by City so that a recommendation may be made to the Mayor for consideration by the City Council. All information submitted may be used in the evaluation of a proposal.

Four copies of the proposals should be submitted to the Department of Innovation and Economic Opportunity no later than 5:00 p.m. on **Friday, September 24, 2021**, and should be addressed as follows:

Janice James Douthard
Real Estate Manager
IEO Department – 3rd Floor
City of Birmingham City Hall
710 North 20th Street
Birmingham, Alabama 35203

RE: Response to RFP for 1700 – 25th Avenue, North - Birmingham, Alabama 35234

Proposals may also be uploaded and submitted electronically at the following website no later than the submission deadline noted above:

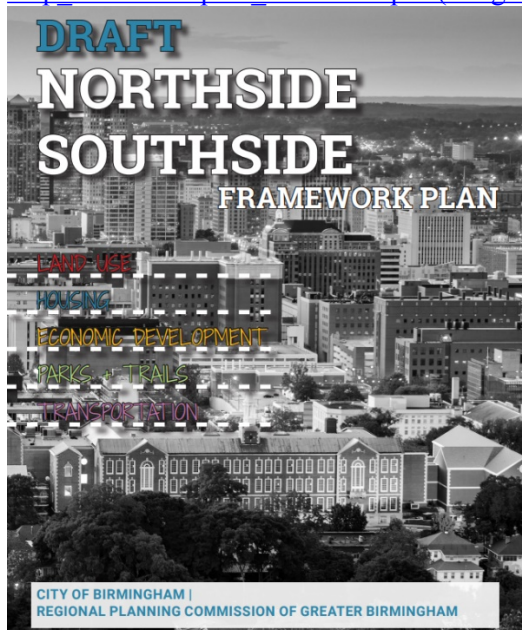
<https://airtable.com/shrL91EfnFIhmBBiF>

The City reserves the right: (1) to cancel this RFP at any time for any reason; (2) to accept or reject any, and all proposals; and (3) to request additional information prior to or upon the final selection of a purchaser/developer.

In its selection of a proposal, the City reserves the right to negotiate with any or all selected bidders including without limitation by negotiating all or portions of different proposals or by requesting additional offers from any or all selected bidders, and to waive requirements of the RFP if it is in the best interest of the City to do so. The final proposed agreement will be subject to approval by the Council of the City of Birmingham.

7. Exhibits

- A. Northside Southside Framework Plan (follow link below to access online pdf)
[nsfp_frameworkplan_20201029.pdf \(imaginebham.com\)](#)



- B. Option “A” Highlights
C. Option “B” Highlights
D. Option “C” Highlights
E. Site Plan – Option “C”
F. Site Design Concept – Option “C”
G. Preferred Building Character Design Concept – Option “C”
H. Preferred Cottages Character Design Concept – Option “C”

I. Development Summary – Option “C”

Exhibit “B” – Option “A” Highlights



Exhibit “C” – Option “B” Highlights

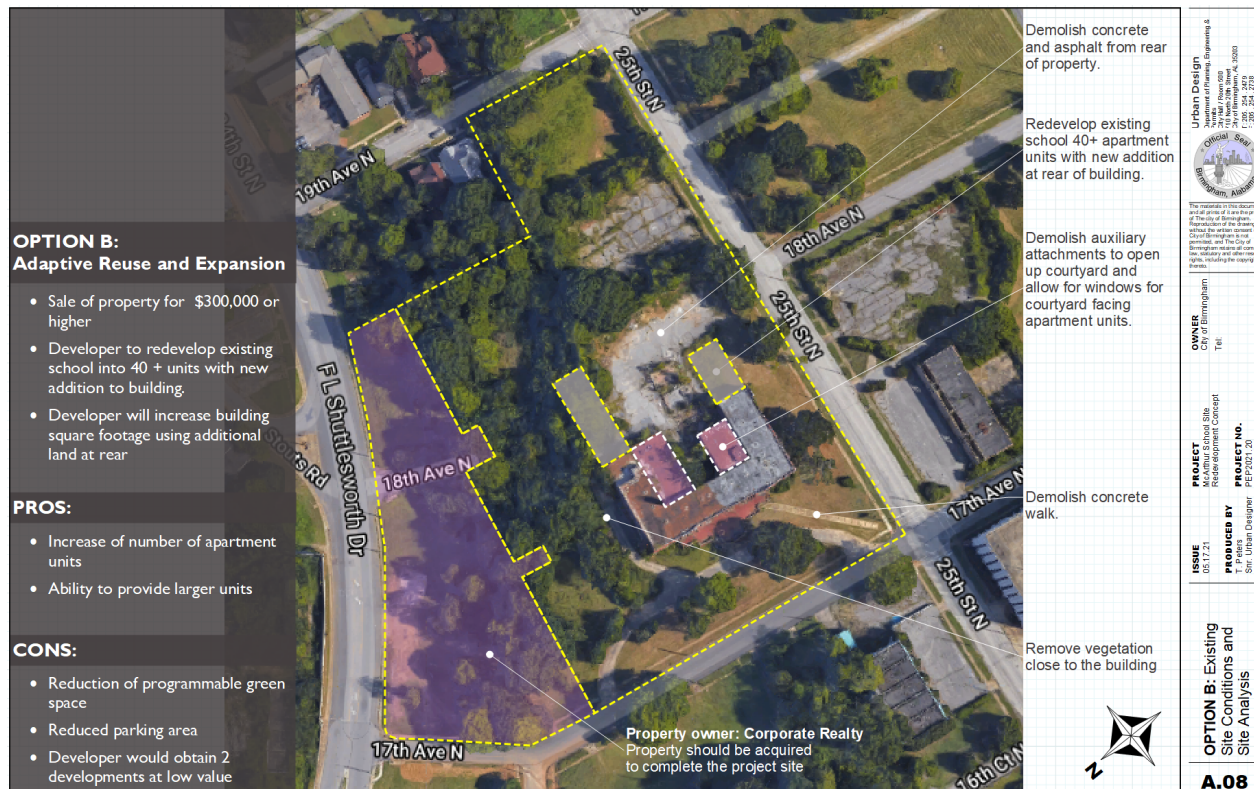


Exhibit “D” – Option “C” Highlights



Exhibit “E” – Proposed Site Plan of Option “C” (for consideration)



Exhibit “F” – Proposed Site Design Concept of Option “C” (for consideration)



Exhibit “G” – Preferred Mix-use Building Character Design (for consideration)



Exhibit “H” – Preferred Cottages Character Design (for consideration)



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OWNER
City of Birmingham
Tel: _____

PROJECT
McArthur School Site
Redevelopment Concept
PROJECT NO.
REF2021.20

ISSUE
05/28/21
PRODUCED BY
T. Palmer
City Urban Designer
PRODUCED BY
REF2021.20

Option C
Cottages

A.17

Exhibit “I” – Proposed Development Summary

Option C - Redevelopment Highlights		
Housing Type	No.	Site Amenities Highlights
Single-family Detached Homes (with carriage units at rear)	3	<ul style="list-style-type: none"> A variety of affordable housing types that cater to various income levels Spread of development work across multiple developers Leverage of site to create density Continuous, mostly, uninterrupted sidewalks foster greater pedestrian safety Massing and forms of buildings provide positive street presence while providing privacy at interior of the site Neighborhood park that offers playground, walking trail and picnic area Community green space Ample street parking and on-site parking for residents and patrons
Cottages - detached	4	
Cottage with carriage unit at rear	1	
Cottages - duplex	2	
Flats - (5 buildings x 2 flats each)	10	
4-Plex Apartment (3 buildings with carriage units at rear)	12	
4-Plex Apartment (1 building)	4	
6-Plex Apartment (1 building)	6	
Mixed-use (2 buildings) - Dry Cleaner, Dentist, Barber, etc. at 1st level	4	
Mixed-use (1 building) - Restaurant with outdoor dining, Drug Store, Convenience Store, etc. at 1st level	10	
Total Housing Units	56	

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Option C
Redevelopment Highlights

A.24

8. Proposal Scoring Matrix

Applicant:		Evaluator:			
QUALIFICATION COMPONENTS					
		check one box per row			
Development Strategy and Methodology <ul style="list-style-type: none"> Proposed development and methodology are logical, and clearly understandable Demonstrated understanding of realistic sources and uses of funds required for the project. Demonstrated clear vision for achieving all objectives and tasks, including a schedule of work that is reasonably aggressive and implementable. 		<input type="checkbox"/> 5	<input type="checkbox"/> 10	<input type="checkbox"/> 15	<input type="checkbox"/> 20
Project Design Standards <ul style="list-style-type: none"> Proposal is based on Development <input type="checkbox"/> Option "A", <input type="checkbox"/> Option "B", <input type="checkbox"/> Option "C". Strength of proposed design approach that provides a variety of affordable housing types (see Exhibit "I"). Proposed project and architectural design reflect the RFP guiding principles. Specialized expertise within design team, supported by evidence of excellence on past projects. 		<input type="checkbox"/> 5	<input type="checkbox"/> 10	<input type="checkbox"/> 15	<input type="checkbox"/> 20
Financial and Leverage Capacity <ul style="list-style-type: none"> Evidence of a complete and sustainable financial pro forma. Experience with and ability to deliver identified financial sources. Capacity of development principals to finance proposal and complete projects on schedule and within budgetary assumptions. 		<input type="checkbox"/> 5	<input type="checkbox"/> 10	<input type="checkbox"/> 15	<input type="checkbox"/> 20
Respondent and Proposed Team Experience <ul style="list-style-type: none"> History of Respondent and overview of development expertise. Experience in innovative design and completion of residential and/or historic rehabilitation projects of similar scale and complexity. Successful examples of similar or relevant projects, including short-term and long-term outcomes. 		<input type="checkbox"/> 5	<input type="checkbox"/> 10	<input type="checkbox"/> 15	<input type="checkbox"/> 20
Local Hiring and Participation <ul style="list-style-type: none"> Understanding and prioritization of the community residents and stakeholders within the project area. Strategy addressing local hiring and inclusion of Birmingham-based Minority and Disadvantaged Business Enterprises (MBE/DBE). 		<input type="checkbox"/> 5	<input type="checkbox"/> 10	<input type="checkbox"/> 15	<input type="checkbox"/> 20
TOTAL POINT SCORE:					
Overall Evaluation					
Not Qualified	Acceptable	Strong		Outstanding	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Comments including, other skills/experience relevant to this project (e.g., project management):					